

## OPENING

Mayor Lisonbee brought the meeting to order at 6:00 p.m. welcoming all in attendance and led the Pledge of Allegiance.

## PRESENT

Mayor Marty Lisonbee  
Councilmember Debbie Kopp  
Councilmember Denny Bass  
Councilmember Michael McLaughlin  
Councilmember Paul Edwardsen

Town Recorder Michelle Kinney

## OTHERS IN ATTENDANCE

Finance Director Ben Billingsley  
Water Board Chairman Harold Merritt  
Janet Prentice Commissioner

## MAYOR'S TOWN UPDATE

Budget Projections were \$775,000 in revenue for last year which were \$300,000 over actual. We cut spending enough that we will close the year with a surplus.

## PUBLIC HEARINGS

### 1. JEPSON CANYON RESORT FINAL PLAN

#### TIMESTAMP:

#### OPEN

**MOTION:** Mayor Lisonbee moves to open hearing for the Jepson Canyon Final Plan.

**SECOND:** Councilmember Kopp

<b>VOTE:</b>	Councilmember Kopp -	Aye
	Councilmember McLaughlin-	Aye
	Councilmember Edwardsen –	Aye
	Councilmember Denny Bass-	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

Blackhawk Walters, shares his concern about the amount of water this project will use

from our aquifer and making sure that we replenish the water.

Rich Kopp asks if he is including Canaan spring. Blackhawk responds this all still comes out of the same aquifer.

Blackhawk mentions that there are more water rights than water.

Margie Ososki shares her feeling that the SSD the board and chairman indicate we have plenty of water for the project.

Mayor Lisonbee talks about water shares that will be purchased and come into the system. The million gallon tank will also help with infrastructure.

Janet prentice asks why are we selling the water to Hildale if we have so little. The Mayor mentions we are not selling water to them.

Richard Fischer mentions the fields that went 3 years without using the pivots and how that would have replenished the aquifer.

Margie Ososki said that according to Zion it takes hundreds of years to replenish an aquifer so them not using the pivots doesn't mean that it replenished the aquifer.

Mayor Lisonbee mentions that Canaan springs has water running out on the ground and that is 2 sources we haven't even tapped into yet.

Pamela Quayle asks if they will be watering the golf course with this spring water. Hank mentions they will water the grass with the sewer treatment plant water.

Blackhawk mentions that when you put water on the ground you get 5-15% of the water back as the water is all interconnected. KoKopelli was going to build a golf course and 500 homes. They never built the first home because they ran out of water watering the golf course.

Margie Ososki asks would they be allowed to capture or harvest the water in the wash. Mayor-That would be up to the army corps of engineers.

Hank Isakson mentions the wash has been there for many years and was received in a land grant in 1880. Richard Fischer, with water rights you are allowed to collect a certain portion of the water. But you still need permission

Rich Kopp, the SSD Chairman has said that Cannan spring will give us enough water for many years.

Blackhawk Walters tells about Lake Meade and Lake Powell dropping. The Colorado River is also dropping.

Forrest Kuehne mentions this property had lots split in 2015 that were not approved according to regulation. Hank Isakson mentions 6 parcels had ownership transfers.

Dale Harris, Water Superintendent for the SSD- Offers clarity on water rights. The deficits would only be created if everyone is using all the water rights that are owned simultaneously. The district has a sustainable amount of water rights for managed building that happens within the Big Plains Basin.

Paul Edwardsen- how likely is it that this would ever happen. Dale Harris responds that in 2040 the study shows that for managed building the SSD would be using 165 acre feet. But the basin has 3,000 acre feet of water. Big Plains has about 1,100 water rights. We need some growth in town but must manage it right. On paper this basin has plenty of water. But if you don't get rain and snow then our basin will be in trouble. Much of this is based on Mother Nature.

Rich Kopp asks Dale if the Canaan spring is part of that equation, or is that over and above.

Dale mentions that Canaan is outside of the tributary that feeds the aquifer.

Margie Ososki asks what towns the Big Plains Basin covers.

Dale Harris mentions that the Big Plains basin goes to Smithsonian butte, Hildale and the gap toward the Arizona strip. It's about 38 miles.

Ed Finkenburg asks about sewers

Mayor Lisonbee mentions they will install a sewer system for the community they are building.

Forrest Kuehne, do we need general plan amendments before we can do the zone change to ½ acre residential. The final plan calls for several items that I don't see. Do we have the phases listed?

Janet Prentice, the Planning Commission has been working on this for 3 years.

Richard Fischer can't we just change it now if it is needed.

Mayor Lisonbee we cannot do it today we have to go back to Planning Commission for all of these questions.

Art – The Village of Many Nations-There was a presentation recently that went through all the phases. The first 2 phases will be started soon.

Forrest Kuehne asks about the 120 room lodge. David Calder mentions that has been amended on the master plan. Another question on the lodge they talk about this being a log building. There are 4 buildings and they all are log.

## **CLOSE**

**MOTION:** Mayor Lisonbee moves to close public hearing for the Jepson Canyon Resort Final Plan.

**SECOND:** Councilmember Kopp

<b>VOTE:</b>	Councilmember Kopp -	Aye
	Councilmember McLaughlin-	Aye
	Councilmember Edwardsen –	Aye
	Councilmember Denny Bass-	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

Councilmember McLaughlin asks if it is possible for us to just pass this without planning commission approval.

## **2. BUDGET HEARING FOR FY 2020**

**TIMESTAMP: 1:02**

## **OPEN**

**MOTION:** Mayor Lisonbee moves to open public comment on the budget hearing for FY 2020



<b>SECOND:</b>	Councilmember Kopp	
<b>VOTE:</b>	Councilmember Kopp -	Aye
	Councilmember McLaughlin	Aye
	Councilmember Edwardsen –	Aye
	Councilmember Denny Bass-	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

Richard Fischer mentions road conditions and the additional roads that will be added to our maps will allow the town to get almost double the money for roads and road improvement for next year.

Rich Kopp asks what was overinflated on the previous budget. Ben and Mayor Lisonbee talk about the budget and where the over forecasting was. It included building permits and impact fees as well as grants that didn't come in, tax money was also overestimated, and the energy tax was miscalculated.

Bob Cole asks how much money the brush truck brought in that was purchased.

Wenn Jorgensen asks what happens to the funds from the chili cook-off. Mayor Lisonbee mentions that it is discretionary money that the fire department uses for anything they need.

Blackhawk asks if you have to put in the budget if you get a grant.

#### **CLOSE**

<b>MOTION:</b>	Mayor Lisonbee moves to close public comment on budget FY 2020	
<b>SECOND:</b>	Councilmember Bass	
<b>VOTE:</b>	Councilmember Kopp -	Aye
	Councilmember McLaughlin-	Aye
	Councilmember Edwardsen –	Aye
	Councilmember Denny Bass-	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

Mayor Lisonbee discusses the budget with the council and mentions some items that will be changing. Pledges that have been made for the park restrooms. The Mayor will also donate back to the town his salary of \$4,800 for park restrooms. Ben was conservative with the council training and that was also increased as we may have new councilmembers coming on next year. We have a built in reserve for next year.

Councilmember Kopp mentions that she doesn't see a line item for fire Department revenue.

Fire chief mentions that they don't have any revenue anticipated for this next year. The type 3 hasn't happened so that has had some impact on this as well.

## DISCUSSION AND ACTION

### 3. JEPSON CANYON PROJECT ZONE CHANGE FOR AV-1337-A-1-A-1-A; AV-1340; AV-1341; AV-1347; AV-1352; AV-1353; AV-1338-A-1; AV-1338-A-2; FROM OST/OSC TO PDR AND PDC, JEPSON CANYON PROJECT; LITTLE CREEK LAND COMPANY LLC.

The Town Council looks at the General map to see what these lots are currently planned as. They are looking at the map that Ensign created. It shows things slightly different than the map the recorder has on the screen.

Our general map doesn't have a mixed use option.

The Mayor would like to defer this because of the issues Commissioner Kuehne has brought up.

Councilmember Edwardsen would like the Planning Commission to make sure that they have done all the homework on these things so when the Council Reviews it everything has been taken care of.

Councilmember McLaughlin would like to have this passed and move forward.

**MOTION:** Councilmember McLaughlin moves to accept the project and zone changes for AV-1337-A-1-A-1-A; AV-1340; AV-1341; AV-1347; AV-1352; AV-1353; AV-1338-A-1; AV-1338-A-2; FROM OST/OSC TO PDR AND PDC, JEPSON CANYON PROJECT; LITTLE CREEK LAND COMPANY LLC. The Town will correct its map through the Planning Commission and make sure the changes are made that need to be made for this zone change.

<b>SECOND:</b>	Councilmember Bass	
<b>VOTE:</b>	Councilmember Kopp -	Aye
	Councilmember McLaughlin-	Aye
	Councilmember Edwardsen –	Aye
	Councilmember Denny Bass-	Aye
	Mayor Lisonbee –	Aye

The vote was unanimous and the motion carried.

### 4. ACTION ON JEPSON CANYON FINAL PLAN

Councilmember McLaughlin would like us to go with the recommendation of the water board. The project has been conscientious on waste water and they are willing to put millions into this project and he would like to see us work with them.

**MOTION:** Councilmember McLaughlin motions to accept the Jepson Canyon

Final Plan

**SECOND:** Councilmember Edwardsen  
**VOTE:** Councilmember Kopp - Aye  
Councilmember McLaughlin- Aye  
Councilmember Edwardsen – Aye  
Councilmember Denny Bass- Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

**APPROVAL OF CONSENT CALENDAR**

**5. CONSENT CALENDAR FOR APRIL 2019**

**MOTION:** Councilmember Kopp moves to approve the consent calendar for April 2019.

**SECOND:** Councilmember Bass  
**VOTE:** Councilmember Kopp - Aye  
Councilmember McLaughlin- Aye  
Councilmember Edwardsen – Aye  
Councilmember Denny Bass- Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

**APPROVAL OF MINUTES**

**6. TOWN COUNCIL MEETING MINUTES FOR 3.20.2019**

**MOTION:** Councilmember Kopp motions to pass the Town Council meeting minutes for March 20, 2019

**SECOND:** Councilmember Edwardsen  
**VOTE:** Councilmember Kopp - Aye  
Councilmember McLaughlin- Aye  
Councilmember Edwardsen – Aye  
Councilmember Denny Bass- Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.



## **REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS**

**TIMESTAMP: 1:18:00**

**Events Committee- Tish Lisonbee/Debbie Kopp-** Ice cream social is on Saturday at 7:00. They will have a collection box for the park bathroom donations.

### **Planning Commission-**

**Fire Department- Chief-** Community Wildland Preparedness Plan (CWPP) should be changed/ updated with the new council and Mayor. Chief mentions he is working on that with a rep from the DNR. The plan will allow the Town to receive financial assistance for tankers and other agencies who will need to respond in the event of a fire. The town will need to respond with a strong initial attack. The town will be required to have a community fire council. Mayor Lisonbee asks what the job of the council will be. The council will be involved in planning and action on fire related matters. They will set up a yearlong time line with goals for the community and council.

Forrest Kuehne asks how to donate to the fire department. Chief mentions he needs to just come into the office.

**Code enforcement-** Mayor Lisonbee speaks about Conex shipping containers and how they are against code. He would like to get input from the community about them. If people like them then we need to change the code to allow them. Otherwise we need to have people remove them from their lots.

Pamela Quayle asks if they have they always been against the code?

Janet Prentice believes it was around 2015 that this code was created. Margie Ososki thinks it was 2010.

Richard Ososki would like the Conex problem to be addressed.

### **Big Plains Water and Sewer SSD- Harold Merritt-**

**Roads and storm drainage- Dennis Bass-** We have put together a road committee to map all the roads.

Ed Finkenberg mentions the spots on the roads that have been marked. The Mayor mentions these have been marked to receive bids to have the road fixed. The water district will be responsible for the issues that were created when installing meters.

**Mosquito abatement- Margaret Ososki-** Discusses the most recent meeting. One trap will be placed Apple Valley for mosquitos. They collected 1,081 mosquitos this year. No West Nile has been found in this area.

## **PUBLIC COMMENTS**

**MOTION:** Mayor Lisonbee moves to open public comment  
**SECOND:** Councilmember Edwardsen  
**VOTE:** Councilmember Kopp - Aye  
Councilmember McLaughlin- Aye  
Councilmember Edwardsen – Aye  
Councilmember Denny Bass- Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

Ed Finkenberg brings up the light outside the town building. This light is always on and he would like to see that put on a timer or solar panel.

The Mayor mentions that he is looking into a road groomer. It pulls behind a vehicle and the Town will try it out before purchasing.

Rich Kopp is happy that the council approved the project with the stipulation that they will go back and amend the plan

**MOTION:** Mayor Lisonbee moves to close public comment  
**SECOND:** Councilmember Bass  
**VOTE:** Councilmember Kopp - Aye  
Councilmember McLaughlin- Aye  
Councilmember Edwardsen – Aye  
Councilmember Denny Bass- Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

#### ADJOURNMENT


**MOTION:** Councilmember Kopp motions to adjourn tonight's Town Council Meeting.  
**SECOND:** Councilmember McLaughlin  
**VOTE:** Councilmember Kopp - Aye  
Councilmember McLaughlin – Aye  
Councilmember Edwardsen – Aye  
Councilmember Bass- Aye  
Mayor Lisonbee – Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 7:23 p.m.



Date approved: 7-3-19

A handwritten signature in black ink, appearing to read 'Marty Lisonbee', written over a horizontal line.

Marty Lisonbee, Mayor

ATTEST BY: Michelle Kinney